

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0556	
1. Location	Bedless Hill, Old Naas Road, Clondalkin.		
2. Development	6 no. light industrial units, relocation of entrance and retention of 4 no. light industrial units.		
3. Date of Application	17/10/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 07/11/96 2.	1. 11/11/96 2.
4. Submitted by	Name: H.K. O'Daly & Associates, Address: Kingswood, Naas Road, Clondalkin,		
5. Applicant	Name: Mr. W. Dowling, Address: Bedless Hill, Old Naas Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 0157 Date 24/01/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0467 Date 10/03/97	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. Registrar Date Receipt No.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

H.K. O'Daly & Associates,
Kingswood,
Naas Road,
Clondalkin,
Dublin 22.

NOTIFICATION OF GRANT OF Permission

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Final Grant Order Number 0467	Date of Final Grant 10/03/97
Decision Order Number 0157	Date of Decision 24/01/97
Register Reference S96A/0556	Date 11th November 1996

Applicant Mr. W. Dowling,

Development 6 no. light industrial units, relocation of entrance and retention of 4 no. light industrial units.

Location Bedless Hill, Old Naas Road, Clondalkin.

Floor Area 1016.000 Sq Metres

Time extension(s) up to and including

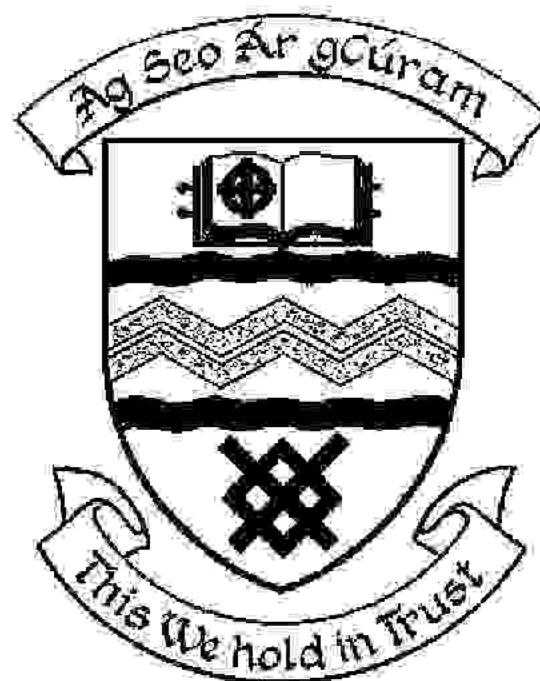
Additional Information Requested/Received 07/11/96 /11/11/96

A Permission has been granted for the development described above,
subject to the following (20) Conditions.

REG REF. S96A/0556 **SOUTH DUBLIN COUNTY COUNCIL**
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

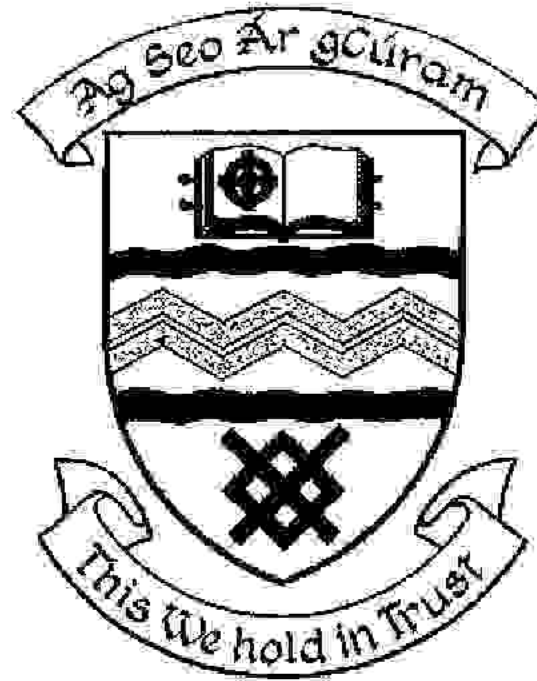
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 The unauthorised use of the site for the parking, keeping and storage of vehicles shall cease within three months of the date of the grant of this permission. Within this period all existing vehicles, vehicle bodies and trailers shall be removed from the site.
REASON:
In the interests of the proper planning and development of the area and the prevention of unauthorised development.
- 3 Prior to the commencement of development the developer shall submit to the satisfaction of the Planning Authority the following details:
 - (a) Detailed layout and design including longitudinal sections of the proposed diversion of the existing foul sewer, pipe sizes, gradients, invert and cover levels and details of existing services on the route of the proposed sewer.
 - (b) Details of proposed surface water disposal system for the development including parking areas to include pipe sizes, invert and cover levels and gradients.
 - (c) Details of proposed water supply serving the proposed development including storage proposals for individual units.**REASON:**
In the interests of public health and a proper standard of development.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

In order to comply with the Sanitary Services Acts, 1878-1964.

- 5 Within three months of the date of the grant of this permission, all existing advertising signs on the site shall be removed, including the existing advertising signs and hoarding at the eastern and western ends of the site.

REASON:

In the interests of the control of advertising with respect to the visual amenities of the area and the removal of a traffic hazard caused by the existing advertising signs on the site.

- 6 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.

REASON:

In the interest of the proper planning and development of the area.

- 7 Details of visibility splays at the entrance to the site shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.

REASON:

In the interest of the prevention of the creation of a traffic hazard and the proper planning and development of the area.

- 8 Circulation and car parking areas shall be surfaced with a hardwearing, dust free and durable material. In addition, parking bays shall be clearly delineated using thermoplastic or other such lining material.

REASON:

in the interests of the proper planning and development of the area.

- 9 A solid block wall plastered or dashed on both sides and capped shall be erected between the site and the existing dwelling house in the north-eastern corner of the site. The

REG REF. S96A/0556 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

line of the proposed wall shall be submitted to and be to the satisfaction of the Planning Authority, prior to the commencement of development.

REASON:

In the interests of the proper boundary definition, residential amenity and the proper planning and development of the area.

- 10 Prior to the commencement of development a detailed landscaping and planting scheme shall be submitted to and be to the satisfaction of the Planning Authority. In particular, the scheme shall provide for dense planting belts along the southern and northern boundaries of the site to effectively screen the site from the Naas Road and the old Naas Road respectively.

REASON:

In the interest of the visual amenities of the area.

- 11 Prior to the commencement of development details of proposed boundary treatment, including proposed railings shall be submitted to and be to the satisfaction of the Planning Authority.

REASON:

In the interests of visual amenity and the proper planning and development of the area.

- 12 No goods or other materials shall be stored on the site other than within the permitted units. In particular, the parking and circulation areas within the site shall be reserved for parking of vehicles directly related to the industrial units. No part of the site shall be used for the general leaving, keeping or storage of vehicles, vehicle bodies or trailers.

REASON:

In the interests of the proper planning and development of the area and visual amenity.

- 13 All mechanical plant and ventilation inlets and outlets should be sound proofed to ensure that the noise level as laeq. over 15 minutes at one metre from the facade of any building on the site does not exceed the background level by

REG. REF. S96A/0556 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

more than 10dB(A) for daytime and shall not exceed the background level for night-time.

REASON:

In the interests of residential amenity and the proper planning and development of the area.

- 14 Within three months of the date of the grant of this permission the existing units to the rear (south) of the dwelling house shall be developed to proper construction standards.

REASON:

In the interests of the proper planning and development of the area and a proper standard of development.

- 15 This permission does not imply or otherwise confer permission for other existing unauthorised units on the site including the extension to southern elevation of unit no. 4 and the extension to the southern elevation of the existing house.

REASON:

In the interest of clarity.

- 16 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

REASON:

To protect the amenities of the area.

- 17 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan standards.

REASON:

In the interest of the proper planning and development of the area.

- 18 That a financial contribution in the sum of money equivalent to the value of £5,400 (five thousand four hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital

REG REF. S96A/0556 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 19 That a financial contribution in the sum of £6,600 (six thousand six hundred pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 20 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services landscaping fencing, open space, car parks, sewers, watermains or drains has been given by:-

- a) Lodgement with the Council of an approved bond or letter of guarantee in the sum of £5,000 (five thousand pounds).
- b) Lodgement with the Council of a cash sum of £5,000 (five thousand pounds) to be applied by the Council at its absolute discretion if such services are not provided to its satisfaction.

REASON:

To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

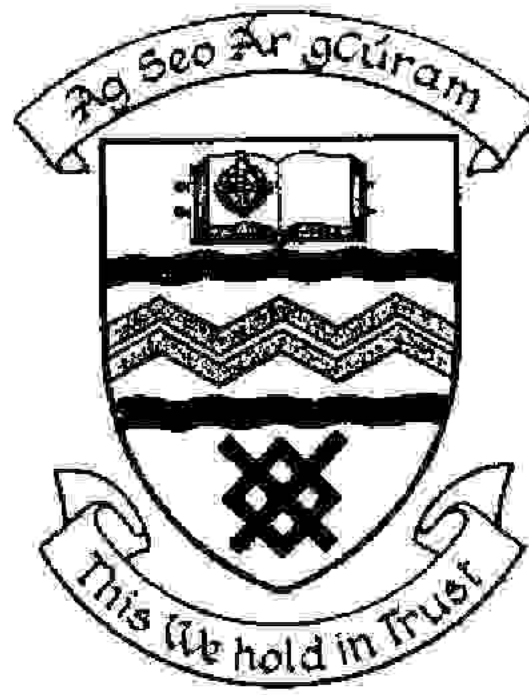
Telephone: 01-462 0000
Fax: 01-462 0104

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

A. J. Power 10th March 1997
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104

**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 2182	Date of Order 07/11/96
Register Reference S96A/0556	Date 17th October 1996

Applicant Mr. W. Dowling,
Development 6 no. light industrial units, relocation of entrance and retention of 4 no. light industrial units.
Location Bedless Hill, Old Naas Road, Clondalkin.

Dear Sir/Madam,

An inspection carried out on 5/11/96 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to the Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfil the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority."
4. Must state:
 - (a) Applicant's name
 - (b) whether application is for Permission, Outline Permission, or Approval.
 - (c) nature and extent of development including number of dwellings (if any)

H.K. O'Daly & Associates,
Kingswood,
Naas Road,
Clondalkin,
Dublin 22.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104
REG REF. S96A/0556

PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....
for Senior Administrative Officer.

07/11/96